



Black State Employees Association of Texas Community Development Corporation, Inc.

September 28, 2004

Attention: James R. "Bill" Fisher
V.P. Provident Odyssey Acquisitions LLC

From: Dr. Darren L. Reagan (Direct contact # 214-207-0848)
Chairman/CEO

Re: Chicory Court-Riverside, DBA Dallas West Village TDHCA #04 Partnership Proposal

Dear Bill:

Thank you for your proposal regarding the referenced project. The BSEATCDC, Inc. is always interested in economic development projects, particularly, in Southern Dallas County. After reviewing your proposal, the following shall represent some of our "preliminary" observations as a counter-proposal.

- 1) As a matter of principle I am not in a position to obligate "contractually" the organization as a "whole" to be actively involved and advocate on behalf of the project. As discussed, I have shared information regarding the project with several of our close and preferred consultants (Ms. Gail Terrell & Ms. Debra Kirvin) who are interested in working with you. After receiving the requested additional information package from you, I will have the consultants prepare their proposals.
- 2) The BSEATCDC Joint Venture/Strategic Alliance contract in the overall proposed project, particularly, the size and scope, site plans/details, conceptual/project drawings, budget and cost projections, etc.
- 3) After reviewing the aforementioned information and upon executing a mutually acceptable Joint Venture/Strategic Alliance contract with The BSEATCDC, Inc., The BSEATCDC will Fulfill all of the terms and conditions therein.
- 4) Item #1-6 TBD

Again, thank you for your interest and support. We look forward to visiting more with you guys via structuring and expanding on a "true and exemplary" community development partnership.

Also, the following guys listed are interested and ready to go to work: Alton Scott (214) 376-4551, have transportation; Richard Williams (972) 224-4841 hm., (214) 729-3913 cell, have transportation; Clifton Kirven (214) 337-8868 hm, will have to use local public transportation temporarily (car is being repaired).

cc: Allen McGill

"MAKING THE VISION A REALITY"
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**GOVERNMENT
EXHIBIT**

314

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